

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

49 STOCKTON DRIVE CAIRNLEA VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,175,000

&

\$1,225,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Cairnlea

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 36 CAIRNLEA DRIVE CAIRNLEA VIC 3023   | \$1,120,000 | 07-Apr-22 |
| 18 FLOWERDALE ROAD CAIRNLEA VIC 3023  | \$1,170,000 | 05-Mar-22 |
| 14 PLAYHOUSE AVENUE CAIRNLEA VIC 3023 | \$1,048,000 | 18-May-22 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 July 2022

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**36 CAIRNLEA DRIVE CAIRNLEA  
VIC 3023**

 5  2  2

Sold Price **\$1,120,000** Sold Date **07-Apr-22**

Distance **0.22km**



**18 FLOWERDALE ROAD CAIRNLEA  
VIC 3023**

 4  2  3

Sold Price **\$1,170,000** Sold Date **05-Mar-22**

Distance **0.51km**



**14 PLAYHOUSE AVENUE  
CAIRNLEA VIC 3023**

 4  2  2

Sold Price <sup>RS</sup> **\$1,048,000** Sold Date **18-May-22**

Distance **0.99km**

**RS** = Recent sale **UN** = Undisclosed Sale

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